

**Trustees Deed
Indexing Instructions**

Lot 85, Sec B, Kaitlyn Ridge, Sec 4, T-2-S, R-9-W, Desoto Co., MS

STATE OF MISSISSIPPI
COUNTY OF DeSoto

WHEREAS, on the 28th day of November, 2000, Thomas W McGowan Married, and wife, Charise McGowan, executed and delivered a certain Deed of Trust unto for National City Mortgage Co dba FNMC, Beneficiary, to secure an indebtedness therein described, which Deed of Trust is recorded in the office of the Chancery Clerk of DeSoto County, Mississippi in Book 1269 at Page 5; and

WHEREAS, on the 5th day of December, 2000, National City Mortgage Co., dba First National Mortgage Corporation, assigned said Deed of Trust unto The Leader Mortgage Company, by instrument recorded in the office of the aforesaid Chancery Clerk in Book 1280 at Page 529; and

WHEREAS, on the 27th day of March, 2007, Emily K. Courteau was appointed Trustee via instrument appearing in the aforesaid land records in Book 2688 at Page 469; and

WHEREAS, default having been made in the payments of the indebtedness secured by the said Deed of Trust, and the holder of said Deed of Trust, having requested the sale for the purpose of paying said indebtedness or as much thereof as said brings; and

WHEREAS, I, **Emily K. Courteau, Trustee** advertised the sale of the following described real property by Trustees Notice of Sale, dated **April 9, 2007** by posting same at the bulletin board on the first floor in the middle of the building between the front and back door of the courthouse in DeSoto County and by publishing said Notice in The DeSoto Times Today for three (3) consecutive weeks, proof of publication being attached hereto as Exhibit "A" and incorporated herein by reference, which notice stated that the sale would be held on the 8th day of May, 2007, between the legal hours of 11 o'clock a.m. and 4 o'clock p.m., at public outcry, to the highest bidder for cash at the East front door at Courthouse located at 2535 Hwy. 51 South at Hernando, Mississippi; and

WHEREAS, I, **Emily K. Courteau, Trustee**, did on the 8th day of May, 2007, within legal hours, offer for sale and did sell, to the highest bidder for cash at the East front door at Courthouse located at 2535 Hwy. 51 South at Hernando, Mississippi the following described real property, to-wit:

Lot 85, Section B, Kaitlyn Ridge, situated in Section 4, Township 2 South, Range 9 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 71, Pages 43-44, in the office of the Chancery Clerk of DeSoto County, Mississippi.

WHEREAS, at said sale US Bank, N.A. s/b/m to The Leader Mortgage Company, LLC was the highest bidder and best bidder, therefore, for the sum of \$88,218.61 and the same was then and there struck off to US Bank, N.A. s/b/m to The Leader Mortgage Company, LLC and it was declared the purchaser thereof; and

WHEREAS, everything necessary to be done to have a good and lawful sale was done in accordance with law and the terms of the Deed of Trust; and

NOW THEREFORE, I, **Emily K. Courteau, Trustee**, for the consideration of \$88,218.61 do hereby convey the above-described property to US Bank, N.A. s/b/m to The Leader Mortgage Company, LLC.

I convey only such title as is vested in me as **Trustee**

hnc/F07-0610

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WITNESS MY SIGNATURE, this the 11 day of May, 2007.


 Emily K. Courteau, Trustee

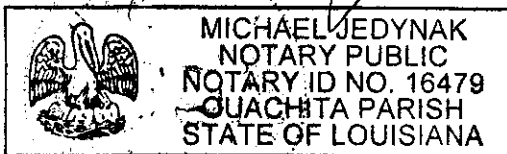
STATE OF LOUISIANA

PARISH OF OUACHITA

PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the aforesaid jurisdiction, on this, the 11 day of May, 2007, the within named **Emily K. Courteau, Trustee**, who acknowledged that (s)he executed the above and foregoing instrument of writing, after first having been duly authorized so to do as Trustee.


 NOTARY

AT DEATH
 MY COMMISSION EXPIRES



ADDRESSES:

GRANTOR:
Emily K. Courteau
 2309 OLIVER RD.
 MONROE, LA 71201
 318-330-9020

GRANTEE:
 US Bank, N.A. s/b/m to The Leader Mortgage Company, LLC
 PO Box 20005
 Owensboro, KY 42301
 877-334-6453

THIS DOCUMENT WAS PREPARED BY:

MORRIS & ASSOCIATES
 2309 OLIVER RD.
 MONROE, LA 71201
 318-330-9020

PROOF OF PUBLICATION

THE STATE OF MISSISSIPPI
COUNTY OF DESOTO

Diane Smith personally appeared before me the undersigned in and for said County and State and states on oath that she is the **CLERK** of the DeSoto Times Today, a newspaper published in the town of Hernando, State and County aforesaid, and having a general circulation in said county, and that the publication of the notice, a copy of which is hereto attached, has been made in said paper 3 consecutive times, as follows, to-wit:

Trustee Notice of Sale
STATE OF MISSISSIPPI
COUNTY OF DeSoto

WHEREAS, on the 28th day of November, 2000, Thomas W McGowan Married, and wife, Charise McGowan, executed and delivered a certain Deed of Trust unto National City Mortgage Co dba FNMC, Beneficiary, to secure an indebtedness therein described, which Deed of Trust is recorded in the office of the Chancery Clerk of DeSoto County, Mississippi in Book 1289 at Page 5; and

WHEREAS, on the 5th day of December, 2000, National City Mortgage Co., dba First National Mortgage Corporation, assigned said Deed of Trust unto The Leader Mortgage Company, by instrument recorded in the office of the aforesaid Chancery Clerk in Book 1280 at Page 529; and

WHEREAS, on the 27th day of March, 2007, Emily K. Courteau was appointed Trustee via instrument appearing in the aforesaid land records in Book 2888 at Page 489; and

WHEREAS, default having been made in the payments of the indebtedness secured by the said Deed of Trust, and the holder of said Deed of Trust, having requested the undersigned so to do, on the 8th day of May, 2007, I will during legal hours, at public outcry, offer for sale and will sell, at the East front door at Courthouse located at 2535 Hwy. 51 South at Hernando, Mississippi, for cash to the highest bidder, the following described land and property situated in DeSoto County, Mississippi, to-wit:

Lot 85, Section 8, Kaitlyn Ridge, situated in Section 4, Township 2 South, Range 9 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 71, Pages 43-44, in the office of the Chancery Clerk of DeSoto County, Mississippi.

I will only convey such title as is vested in me as Trustee
WITNESS MY SIGNATURE, this

_____, Notary Public, State of Mississippi

My Comm. Expires: _____

315 LOSHER ROAD

HERNANDO, MS 38632

PH: 662-429-6397

FAX: 662-429-5229

Volume No. 112 on the 17 day of April, 2007

Volume No. 112 on the 24 day of April, 2007

Volume No. 112 on the 1 day of May, 2007

Volume No. _____ on the _____ day of _____, 2007

Volume No. _____ on the _____ day of _____, 2007

Volume No. _____ on the _____ day of _____, 2007

Diane Smith

Sworn to and subscribed before me, this 1 day of May, 2007

BY Judy H. Douglas

NOTARY PUBLIC STATE OF MISSISSIPPI AT LARGE
MY COMMISSION EXPIRES: JANUARY 16, 2009
BONDED THRU DIXIE NOTARY SERVICE, INCORPORATED

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